ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING January 23, 2025

| Roll call of Commission Members: | | | Term Expires |
|----------------------------------|-----------------|---------|--------------|
| Chairperson | James Pladsen | Present | 2028 |
| Vice-Chair | Jack Knight | Present | 2026 |
| | Teresa Severson | Absent | 2025 |
| | Lori Egan | Present | 2027 |
| | Keith Bresnahan | Present | 2029 |

Members Present: James Pladsen, Jack Knight, Lori Egan, Keith Bresnahan

Members Absent: Teresa Severson

<u>Others Present</u>: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Tom Clark-Supervisor, Dean Peterson, Ann Klees, Amy Bresnahan, Dennis Keatley- Supervisor

*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously

Call to Order: P & Z meeting was called to order at 5:03 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Bresnahan to approve agenda; Seconded Knight. All in favor. MCU

Approval of Minutes:

1/16/2025 – Motion by Knight to approve minutes as written; Seconded Bresnahan. All in Favor. MCU

New Business:

Solar Utility Ordinance Work Session: Discussion took place over the solar utility ordinance. Runkle showed the board all the substations with a 2-mile buffer along with the scenic byway buffers on a presentation. Runkle read through the scenic byway part of the ordinance for the board to hear the changes. Runkle shared the following numbers with the board; 383,560 total farm use acres, 40,914 acres used for forestry, 19,742.33 acres used in CRP, and 7,798 acres used for ROW in Allamakee County. Runkle suggested to the board to create a total cap for the county, a property cap, and a specified distance between solar farms. The board discussed how many acres should be allowed in one site and they agreed on 30 acres per site. Runkle then showed the board on beacon a .25-mile buffer, .5-mile buffer, and a 1 mile buffer to help the board decide on how far apart from each other they have to be. The board had some discussion and decided to have each solar farm .5 miles apart from each other. Discussion was then had about having a chain link fence around the solar farm for protection and safety. The board then had discussion regarding a county cap on acres used for solar farms and came to the conclusion of having a 1,500-acre cap for Allamakee County. Setback from a neighbor's house was then discussed and came up with a 500 ft setback. Setbacks from the property line were talked about and are going to be 100' from the property line on all sides. They also had discussion about having a setback for the residence on the property to have a 100' setback. Runkle is going to update the ordinance with the information discussed above. The board is planning to have a public hearing for the Solar Utility Ordinance at the next regularly scheduled meeting on February 18th at 5 p.m.

There being no further business to discuss, motion by Egan to adjourn at 7:20 PM; Seconded by Knight. All in Favor. MCU.

Please notify the undersigned of any errors, omissions, or corrections.

Stephanie Runkle Zoning Administrator

Date